



Hinds Hill, Sprigs Holly Lane, Radnage OX39 4BY

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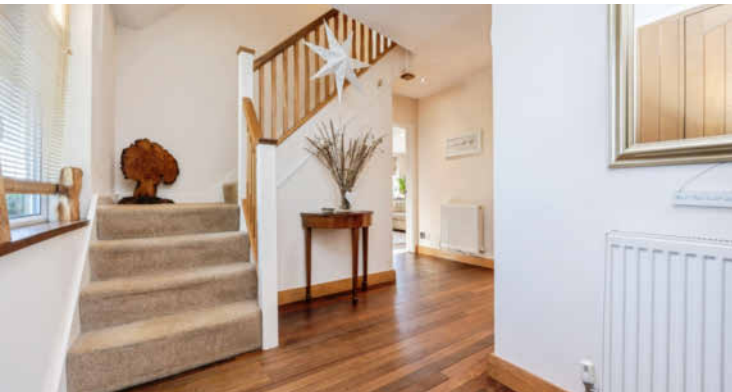
Country House
& Farm Sales



THE MAIN HOUSE

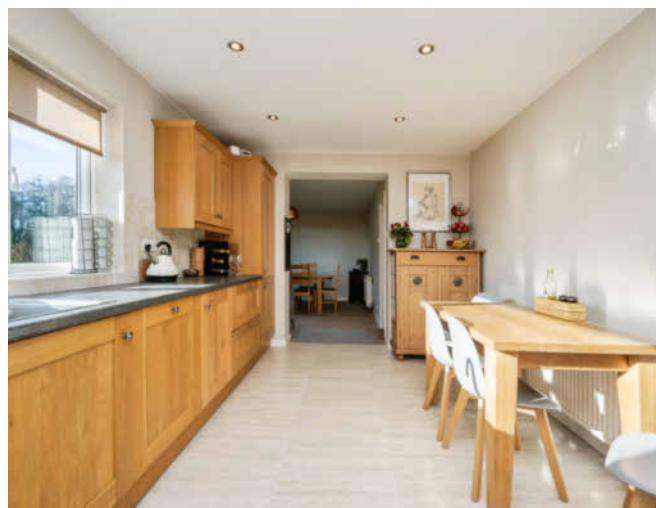
Hinds Hill, is set in beautifully landscaped grounds of around 0.7 of an acres and located on the edge of the tiny Buckinghamshire hamlet of Radnage. Idyllically situated at the end of a quiet lane within the highly sought after Chiltern Hills designated Area of Outstanding Natural Beauty, it offers far reaching views of the rolling farmland and wooded hillsides surrounding it. The house offers flexible living accommodation spread across two floors and offers huge potential for further development.

On the ground floor you will find a large, inviting entrance hall with its open stairway leading you up to the galleried first floor landing. The entrance hall has door leading through to the kitchen/breakfast room, the large, bright dual aspect reception room and the ground floor shower room. At the far end of the kitchen you will find the snug/dining room, office/bedroom four and the laundry room. There is also a covered porch giving you access to both the front and rear gardens.



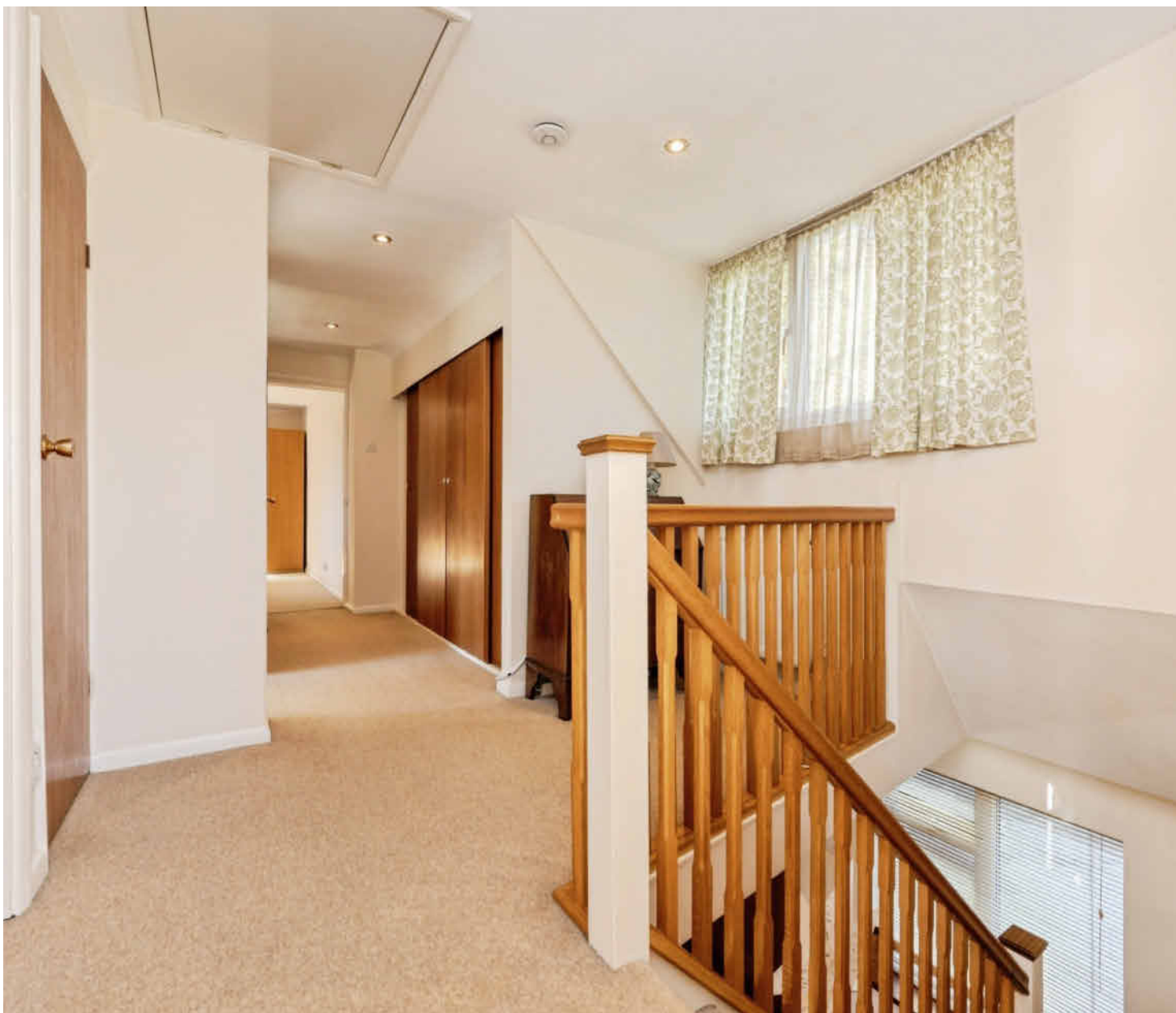


The first floor offers three bedrooms, a good sized bathroom and a large landing space with storage cupboards. The main bedroom offers dual aspect window to the rear and side and offers far reaching views across both the Oxfordshire and Buckinghamshire countryside. The second bedroom, also offering dual aspect windows has fitted wardrobes, and on a clear day views as far London. The third double bedroom has a window to the rear aspect overlooking the rear grounds and countryside beyond. Completing the first floor is the well appointed family bathroom with its bath, hand wash basin, W/C, fully tiled walls and a window to the rear.



GARAGE AND WORKSHOP

Situated within the large double garage is the fully self-contained workshop which is situated to the rear of the garage and has a large window overlooking the garden. The garage has two up and over doors to the front, power and lighting.





Ground Floor



First Floor



Total floor area 201.6 m² (2,170 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

OUTSIDE

Entering through a five bar gate the large sweeping driveway provides parking for multiple cars and is bordered by a large, landscaped lawn area, mature tree and shrubs. Leading up to the double garage and main entrance there is side access to both sides of the house. The stunning rear grounds offer something for everyone. From secret hiding places for the kids to multiple flower borders and a sun terrace, perfect for those warm summer days.

As already mentioned, Hinds Hill occupies grounds totaling around 0.67 acres. These largely comprise gently undulating mature gardens, of a south-westerly aspect, with neat lawns, specimen trees including cherry, oak and horse chestnut. There is also a further shed, perfect for all manner of garden machinery and tools and space for a chicken coop for all those egg lovers.

LOCATION

Located high up in the Chiltern Hills and close to the Chinnor Hill nature reserve, the properties here occupy simply stunning locations and are surrounded by areas of Outstanding Natural Beauty with numerous walks through open fields and woodland. There is an excellent restaurant nearby called The Charles Napier, as well as views over Oxfordshire and Buckinghamshire. The village of Chinnor itself offers local shops, schools, a church,



public houses, restaurants and is approximately 1.5 miles distant. Chinnor & Radnage both offer well respected and sought after primary/ junior schooling as well as pubs etc etc. (The Radnage pub is due to reopen next week) Bledlow Ridge is another very by close village which also offers a highly sought after primary/junior school, plus a pub and a shop. For the commuter the M40 motorway provides access to London, Heathrow with the M25 network as well as Oxford and Birmingham. Princes Risborough (approx. 4 miles) provides a mainline rail service into London Marylebone in 35 mins. There are many sought after schools in the locality, details of which can be gained from the local authority.

EDUCATION

In terms of schooling, the village has a well-regarded combined school, as well as nationally recognized senior schools such as the Royal Grammar School, Wycombe High School, and John Hampden Grammar School within catchment.

TENURE

Freehold

SERVICES

Mains Electricity, Water, Private Drainage, Oil-fired Heating





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